Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $439,900.00

Affiant

Subscribed and sworn to before me, this 3 day of May, 2019.

Notary Public
My commission expires: March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 225972 DEEDWARR
05/06/2019 09:41:53 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20190506-0041967

Address of New Owner:	Send Tax Bills to:	Tax Information
Janice H. and Joseph B. Collins	Franklin Synergy Bank	106-13-0J-001.00
2076A Whitney Ave	422 Columbia Avenue	
Nashville, TN 37210	Franklin, TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **MC2 Group, Inc., a Tennessee Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Janice H. Collins and Joseph B. Collins, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 2076 Whitney Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2076 Whitney Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20171030-0111224, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to MC2 Group, Inc., a Tennessee Corporation by Warranty Deed from New Day Homes, LLC, and Scott Lynch, married, recorded on October 30, 2017 in Instrument Number 20171030-0111216, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to any and all matters of record in the Register's Office for Sumner County, Tennessee.

This property is improved property known as 2076A Whitney Ave, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 3rd day of May, 2019.

The MC2 Group, Inc.

By: Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative (or other officer authorized to execute the instrument) of the **The MC2 Group, Inc., a Tennessee corporation,** the within named bargainor, a corporation, and that such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Representative (or other authorized officer).

Witness my hand and official seal at Brentwood, Tennessee, this the 3rd day of May, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019046193

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020